SHADOWBROOKE AT THE PEAKS PH1

ROGERS, ÅRKANSAS

Scale Development Plan

WCAPPSRD

PROJECT

OCATION

GENERAL NOTES TO CONTRACTOR

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE
- UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.

- 8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI. 11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR

OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.

13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS. 14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF

- 1. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY (PROJECTS OVER 5
- 2. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT
- REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE. 3. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS
- 4. A TRUCK WASH DOWN AREA MUST BE SHOWN ON THE PLANS. A TYPICAL DETAIL WILL BE PROVIDED BY THE PLANNING DEPARTMENT AND MUST BE
- 5. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF
- OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED. 6. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- 7. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED. 8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
- CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 10. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
- 11. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11IN X 17IN) WILL BE REQUIRED.
- 12. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT
- 13. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/4N B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2 N B & B.
- 14. MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
- 15. PDF OF APPROVED PLANS AND DRAINAGE REPORT MUST BE SUBMITTED ALONG WITH HARD COPIES PRIOR TO LSDP APPROVAL LETTER 16. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM
- AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 17. SIDEWALKS MUST BE 5/6 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5/6 FEET BEHIND THE
- CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE. 18. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- 19. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
- 20. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- 21. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE
- 22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 23. ESTABLISH A POA TO MAINTAIN ALL COMMON AREAS AND PROVIDE THE CITY PLANNER WITH A DRAFT OF THE COVENANTS PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. RECORDED COVENANTS WILL BE REQUIRED AT THE TIME OF THE CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN. AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN. OR NEAR THE CONSTRUCTION SITE.



ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

-BASIS OF ELEVATION:--CITY OF ROGERS GIS MONUMENT #7

-BASIS OF BEARING:-GPS OBSERVATION - ARKANSAS NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

-FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0265K & #05007C0270K. DATED JUNE 5, 2012)

-SURVEYOR NOTES:

CONTACT INFORMATION

WATER

CITY OF ROGERS

PHONE: (479) 621-1186

ROGERS FIRE DEPARTMENT.

PHONE: (479) 621-1179

655 E. MILLSAP DRIVE

COX COMMUNICATIONS

ROGERS, AR 72756

FAYETTEVILLE, AR 72703

PHONE: (800) 563-0012

115 N. DIXIELAND STE. 3

PHONE: (479) 273-5644

DERREL SMITH

201 N 1ST ST

SOURCE GAS

ROGERS, AR 72956

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

WEINDACK

WMORTER PL

ROGERS WATER UTILITIES

601 S 2ND ST

P.O. BOX 338

479-621-1142

INLAND SERVICES

(479) 878-1384

P.O. BOX 329

ELECTRIC: CARROLL ELECTRIC

TELEPHONE: SOUTHWESTERN BELL

3511 N. ARKANSAS ST

707 SE WALTON BLVD

PHONE: (479) 273-2421

FAX: (479) 273-1231

1-800-464-7928

BENTONVILLE, AR 72712-0329

ROGERS, AR 72756

ROGERS. AR 72756

WBERKELEYAVE

W CUNNINGHAM AVE

WOOD DESCRIPTION

WSADDLEBROOKIN P

WGILL TGAN AVE

WBROADWAYPL

- 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF SOUTHERN HILL BUSINESS PARK SUBDIVISION ARE SHOWN HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- 4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

INDEX OF DRAWINGS

COVER SHEET

SITE + UTILITY PLAN GRADING + EROSION

CONTROL PLAN LANDSCAPE PLAN

02-16715-002, 02-16715-003, 02-16715-004, & 02-16715-005

PROJECT SITE ADDRESS: W KILIMANJARO WAY ROGERS, AR

ZONING CLASSIFICATION: RMF-9A & R-0

MULTIFAMILY CONDOMINIUMS (30 units)

8.93 ACRES +/-TOTAL SITE AREA: CHAMBERS BANK

CH PEAKS LLC

FAYETTEVILLE AR 72703-4689

3687 E TOWNSHIP ST

599 HORSEBARN RD STE 100 ROGERS AR 72758-8711

DEVELOPER: J & M INVESTMENTS OF NWA. LLC P.O. BOX 3773 FAYETTEVILLE, AR 72702

PHONE: (479) 582-8732 **ENGINEER/SURVEYOR:** BATES & ASSOCIATES, INC.

7230 N. PLEASANT RIDGE DR FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 FAX: (479) 521-9350

LEGAL DESCRIPTIONS:

A PART OF LOT 14 OF THE PEAKS SUBDIVISION, PHASE 2, AS SHOWN ON PLAT OF SAID ADDITION RECORDED IN BOOK 2004 AT PAGE 868, AND BEING A PART OF SECTION 27, TOWNSHIP 19 NORTH RANGE 30 WEST. BENTON COUNTY. ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND RUNNING THENCE N87°06'13"W 177.73' TO AN EXISTING REBAR, THENCE N01°59'46"E 32.83' TO AN EXISTING REBAR, THENCE N87°04'29"W 330.12' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S02°58'04"W 199.74', THENCE N87°01'54"W 613.34', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00' FOR A CHORD BEARING AND DISTANCE OF S87°34'48"W 50.29', THENCE N02°59'00"E 204.18', THENCE S87°02'17"E 336.73', THENCE S87°04'29"E 326.62' TO THE POINT OF BEGINNING, CONTAINING 3.04 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #02-16715-003:

A PART OF LOT 14 OF THE PEAKS SUBDIVISION, PHASE 2, AS SHOWN ON PLAT OF SAID ADDITION RECORDED IN BOOK 2004 AT PAGE 868, AND BEING A PART OF SECTION 27, TOWNSHIP 19 NORTH RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND RUNNING THENCE N87°06'13"W 177.73' TO AN EXISTING REBAR. THENCE N01°59'46"E 32.83' TO AN EXISTING REBAR, THENCE N87°04'29"W 330.12', THENCE S02°58'04"W 249.74' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S03°01'16"W 210.00'. THENCE N87°01'58"W 309.78'. THENCE N51°49'46"W 80.84', THENCE N41°47'48"W 230.13' THENCE S87°01'59"E 538.09' TO THE POINT OF BEGINNING, CONTAINING 2.08 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

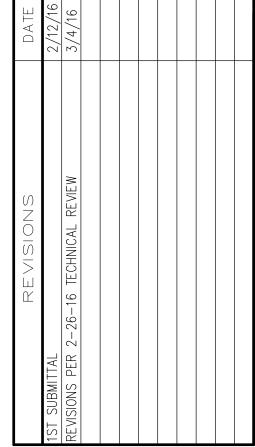
PARCEL #02-16715-004:

A PART OF LOT 14 OF THE PEAKS SUBDIVISION, PHASE 2, AS SHOWN ON PLAT OF SAID ADDITION RECORDED IN BOOK 2004 AT PAGE 868, AND BEING A PART OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND RUNNING THENCE N87°06'13"W 177.73' TO AN EXISTING REBAR, THENCE N01°59'46"E 32.83' TO AN EXISTING REBAR, THENCE N87°04'29"W 330.12', THENCE S02°58'04"W 249.74' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S87°01'59"E 230.89', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF S40°46'36"E 43.35', THENCE S05°28'44"W 340.74', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF S47°58'09"W 40.53', THENCE N89°32'27"W 176.38', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00' FOR A CHORD BEARING AND DISTANCE OF S88°12'37"W 41.20', THENCE NO2°54'37"E 201.52', THENCE NO3°01'16"E 210.00' TO THE POINT OF BEGINNING, CONTAINING 2.35 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A PART OF LOT 14 OF THE PEAKS SUBDIVISION, PHASE 2, AS SHOWN ON PLAT OF SAID ADDITION

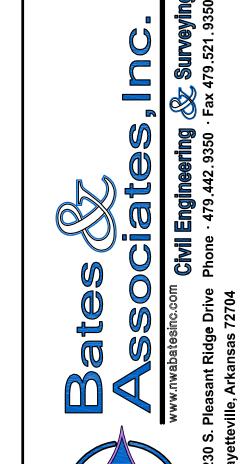
RECORDED IN BOOK 2004 AT PAGE 868, AND BEING A PART OF SECTION 27, TOWNSHIP 19 NORTH RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 14 AND RUNNING THENCE N87°06'13"W 177.73' TO AN EXISTING REBAR, THENCE N01°59'46"E 32.83' TO AN EXISTING REBAR, THENCE N87°04'29"W 330.12', THENCE S02°58'04"W 249.74', THENCE S03°01'16"W 210.00' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE S02°54'37"W 201.52' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00' FOR A CHORD BEARING AND DISTANCE OF S78°22'08"W 138.73', THENCE S70°46'35"W 43.28', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00' FOR A CHORD BEARING AND DISTANCE OF S59°28'55"W 68.55'. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF S89°22'26"W 39.51', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 797.83' FOR A CHORD BEARING AND DISTANCE OF N51°27'56"W 56.48', THENCE N38°12'00"E 147.21', THENCE N04°07'39"E 83.80', THENCE N51°49'46"W 97.58', THENCE S87°01'58"E 309.78' TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

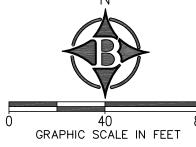
REGISTERED **PROFESSIONAI ENGINEER** * * * No. 9810 BATES & ASSOCIATES, INC.

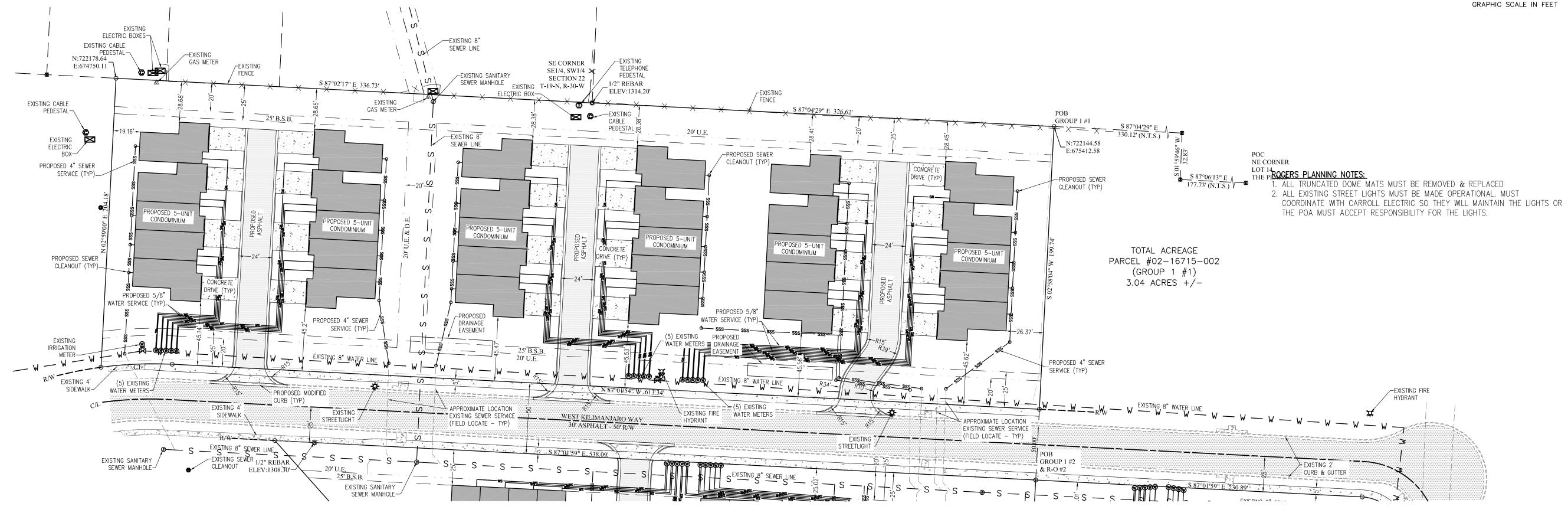


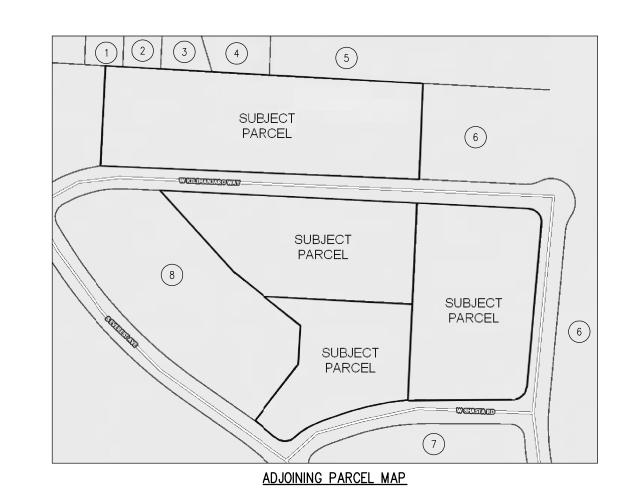
 \simeq E D COVE WBROOKE SCALE I

SHADO\ LARGE









LIST OF ADJOINING PROPERTY OWNERS:

1) PARCEL NUMBER: 02-16822-000 OWNER NAME: ARC CONSTRUCTION & DEVELOPMENT INC FIREBLAZE IX LLC MAILING ADDRESS: PO BOX 13000 FAYETTEVILLE, AR 72703-1000 ZONING: RSF-5

2) PARCEL NUMBER: 02-16821-000 ARC CONSTRUCTION OWNER NAME: & DEVELOPMENT INC MAILING ADDRESS: FIREBLAZE IX LLC PO BOX 13000

FAYETTEVILLE, AR 72703-1000 ZONING: RSF-5

3) PARCEL NUMBER: 02-16820-000 WOLFE, JUSTIN E & HOLLY N OWNER NAME: MAILING ADDRESS: FIREBLAZE IX LLC PO BOX 13000 FAYETTEVILLE, AR 72703-1000 ZONING: RSF-5

OWNER NAME: LEWIS, TIM S & MELISSA S MAILING ADDRESS: WELLS FARGO MAC X2301-026 1 HOME CAMPUS DES MOINES, IA 50328-0001

RSF-5

4) PARCEL NUMBER: 02-16819-000

ZONING:

OWNER NAME:

ZONING:

5) PARCEL NUMBER: 02-01712-040 OWNER NAME: MCCRAW REVOCABLE TRUST, GLORIA MAE MAILING ADDRESS: MCCRAW GLORIA M

2430 S 26TH ST ROGERS, AR 72758-6145 ZONING: RSF-5 6) PARCEL NUMBER: 02-16715-011

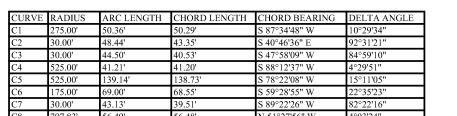
MAILING ADDRESS: CH PEAKS LLC 599 HORSEBARN RD STE 100 ROGERS, AR 72758-8711 ZONING: R-0

7) PARCEL NUMBER: 02-16715-006 OWNER NAME: EMERITROG LLC MAILING ADDRESS: EMERITROG LLC 3131 ELLIOTT AVE STE 500 SEATTLE, WA 98121-1032 RMF-9A

CH PEAKS LLC

8) PARCEL NUMBER: 02-16715-000 OWEN, SALAH JAMES OWNER NAME: OWEN SALAH JAMES MAILING ADDRESS:

10710 CLAYTHORNE CT RICHMOND, TX 77407 ZONING: RMF-9A





- I. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
- 2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW. 3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL
- UTILITIES SHALL BE LOCATED UNDERGROUND. 4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM
- SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER
- 5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- 6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
- 7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
- 8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS. 9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH
- DISABILITIES ACT OF 1990. 10. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 11. BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING.

Γ	LEGEND						
t	PROPOSED	EXISTING	DESCRIPTION				
H	0	•					
-	<u> </u>	•	REBAR (PROPERTY CORNER) ASPHALT SURFACE				
H		(B)	BACKFLOW PREVENTON VALVE				
ŀ	*		BENCHMARK				
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t			BOUNDARY				
Ī		V/11/11/11/11	BUILDING				
Ī		•	CABLE PEDESTAL				
			CONCRETE SURFACE				
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- 1			CURB & GUTTER				
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IS,[ⅎ	DUMPSTER				
ND -			ELECTRIC LINE (OVERHEAD)				
TSŀ			ELECTRIC LINE (UNDERGROUND)				
-		O	ELECTRIC METER				
H	\rightarrow	×	ELECTRIC PEDESTAL				
H		4	ELECTRIC TRANSFORMER EROSION CONTROL (RIP-RAP)				
H	— SF —— SF —		EROSION CONTROL (SILT FENCE				
ŀ	////	- x - x - x -	FENCE				
ŀ	+40-	<u> </u>	FIRE HYDRANT				
ı		$-\rightarrow -$	FLOW LINE				
ı			FIBEROPTIC LINE				
Ī		-	FORCE MAIN				
			GAS LINE				
	A	A	GAS METER				
			GRAVEL SURFACE				
L		(E)	HOSE BIB				
L	,%	Ø	POWER POLE				
L	0	•	REBAR (PROPERTY CORNER)				
L			RETAINING WALL				
-			RIGHT-OF-WAY LINE				
ŀ	•	•	SANITARY SEWER CLEANOUT				
-		<u>-s-s-s-</u>	SANITARY SEWER LINE				
ŀ	<u> </u>	<u> </u>	SANITARY SEWER MANHOLE				
H			SANITARY SEWER SERVICE LINE SECTION LINE/ADJ. PROP. LINE				
H			SETBACK LINE				
H	-	_	SIGN / FLAGPOLE				
H		aTp=1295.23	SPOT ELEVATION				
ŀ	0	•	STORM SEWER MANHOLE				
ı		=======	STORM SEWER PIPE				
ı	*	*	STREETLIGHT				
ı			TELEPHONE LINE				
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Ī	¥		WATER MAIN FDC				
	®	8	WATER METER				
+	ws	×	WATER SERVICE				

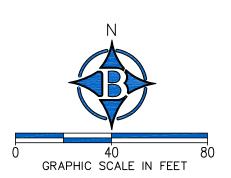
REGISTERED **PROFESSIONAL ENGINEER** BATES & ASSOCIATES, INC. **#**1335

REVISIONS	DATE
1ST SUBMITTAL	2/12/16
REVISIONS PER 2-26-16 TECHNICAL REVIEW	3/4/16

THE PEAKS OPMENT PLA \approx SHADOV LARGE

ROGER

Drawing Name: 15\300\15—368\Engineering\02 Site & Utility Plan.dwg Xrefs Used: BATES—AR w signature, BASE, 24x36, COA BBA, BATES—AR



ROGERS PLANNING COMMENTS:

1/2" REBAR ELEV:1314.20'

CONCRETE

PROPOSED 5-UNIT

CLEANOUT -

PROPOSED SILT

__CONDOMINIUM

1. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE

PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11"X17") WILL BE REQUIRED. 2. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.

3. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY (PROJECTS OVER 5 ACRES). 4. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE

PROPOSED 5-UNIT

CONDOMINIUM

PROPOSED 5-UNI

STORM INLET

CONDOMINIUM

1296

DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE IN THE PLANNING OFFICE. 5. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.

6. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.

IMPERVIOUS AREA CALCULATIONS:

388,914 SQ F1 TOTAL AREA OF SITE IMPERVIOUS AREA

166,165 SQ FT % OF IMPERVIOUS AREA 42.7%

SHADOWBROOKE A LARGE SCALE DEV , CO GRADING, EROSION (ROGER



REGISTERED **PROFESSIONAL ENGINEER**

* * * No. 9810

BATES & (ASSOCIATES, INC.) **#**1335

)RAINAGE,

SEDIMENT & EROSION CONTROL NOTES: 1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID—SODDED, CONCRETE—LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO

PROPOSED 5-UNIT CONDOMINIUM

CONCRETE

EXISTING 4

SIDEWALK-

PROPOSED SILT

FENCE (TYP)

- CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION. 2. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF ROGERS REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
- 3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS. 4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS
- SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER. 5. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF
- THIS DEVELOPMENT. 6. TRUCK WASHDOWN AREA OR POWER WASHER MUST BE PROVIDED ON-SITE.

REVEGETATION NOTES:

PROPOSED 5-UNIT

CONDOMINIUM

STORM INLET-

SIDEWALK STORM BUX. LUKE AND SLAL IIIII.

PROPOSED 5-UNIT

CONDOMINIUM

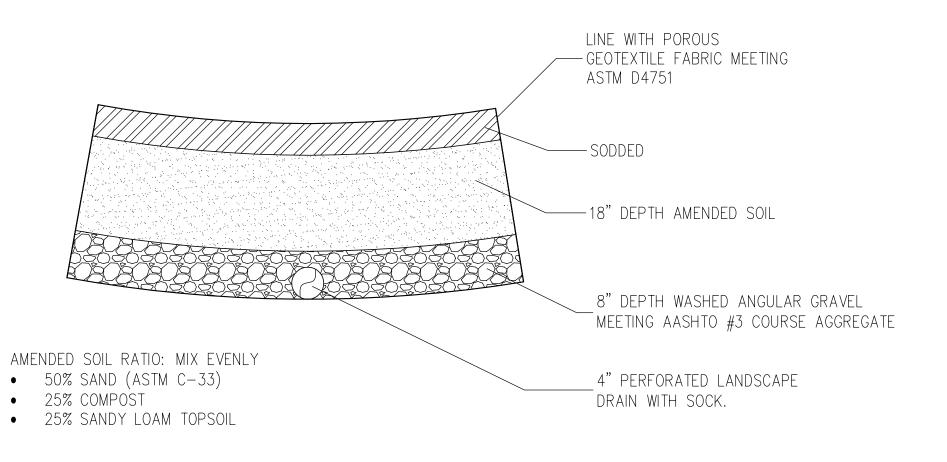
PERFORATED

DRAIN PIPE

PROPOSED

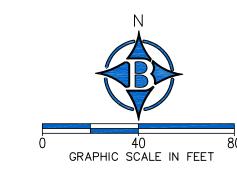
CONSTRUCTION

- REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 1. <u>PERMANENT IMPROVEMENTS.</u> PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL
- MEASURES. 2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- 3. <u>EXISTING VEGETATION</u>. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION. 4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS: (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING
- (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO
- (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
- (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.



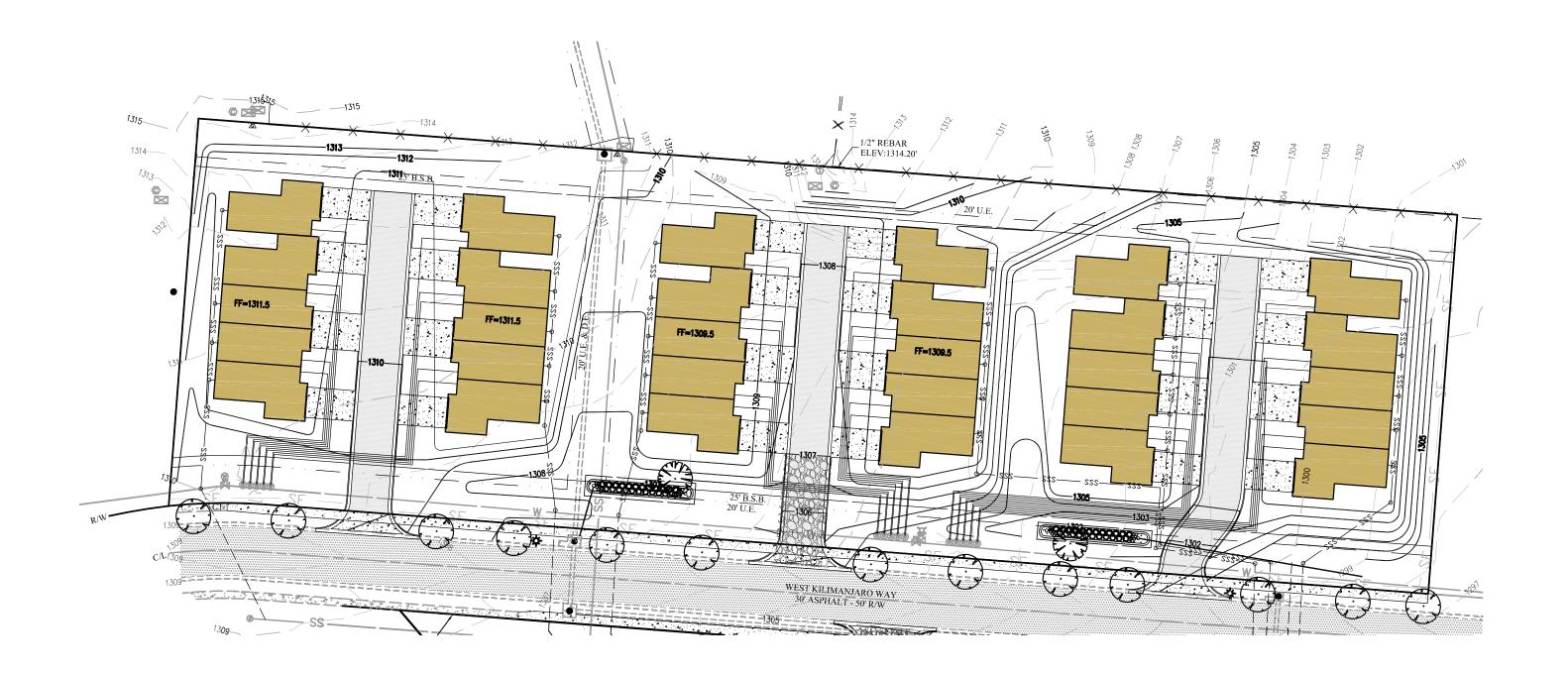
BIORETENTION DETAIL

N.T.S.



REQUIRED LANDSCAPING TABLE								
		FACTOR	COUNT					
EXISTING TREES	0	1	0					
EXISTING SHRUBS	0	1	0					
LANDSCAPE REQUIRED	389							
TOTAL TO BE PLANTED MINUS EXISTING	389		389					
OVERLAY LANDSCAPE REQUIRED	0 TREES							
PROVIDED	389							

	PLA	NT	LIST			
man	QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
	14	ВС	PIN OAK Quercus palustris	В&В	2.5" CAL.	
	7	LP	BALD CYPRESS Taxodium distichum	В&В	2.5" CAL.	
	48	HL	LONDON PLANE TREE Platanus x acerifolia	В&В	2.5" CAL.	
The same	6	BC	EASTERN RED CEDAR Juniperous virginiana	В&В	2.5" CAL.	
The world was the second of th	55	МН	ADAGIO MAIDEN HAIR Miscanthus sinensis 'Adagio'	CONT.	5 GAL.	
	47	ВХ	BOXWOOD Buxus sempervirens	CONT.	5 GAL.	
	11	TS	THUNBERG SPIREA Spiraea thunbergii	CONT.	5 GAL.	
	75	IH	INKBERRY HOLLY Ilex glabra	CONT.	5 GAL.	
	220	BE	BLACK-EYED SUSAN Rudbeckia Sp.	FLAT	4" POT	



_____2-3 TIMES 'X'

F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

DECIDUOUS TREE PLANTING LEGEND

SYMBOL DESCRIPTION

- (1) 4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK REMOVE BALL WRAP FROM TOP 1/3 OF BALL
- ROOTBALL ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
- EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

PLANTING NOTES

. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED. B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING

- ROUGHEN EDGES C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
 - D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL. E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL n.t.s.

GENERAL LANDSCAPE NOTES

- 1. ALL EXISTING TREES TO BE REMOVED.
- 2. ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- 3. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY
- REMOVED BEFORE PLANTING BEGINS.

 4. PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS
- SPECIFIED BY THE LANDSCAPE ARCHITECT. 5. HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'. 6. REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR
- IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.
- 7. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF ROGERS FOR ALL REQUIRED LANDSCAPING. 8. MULCH TO BE 2"-3" AWAY FROM TRUNK.
- 9. PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
- 10. ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.

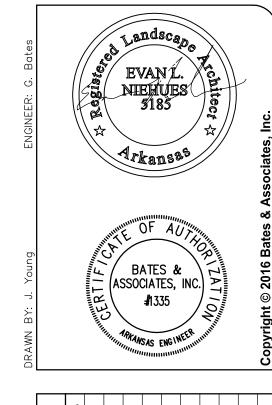
SHRUB PLANTING LEGEND

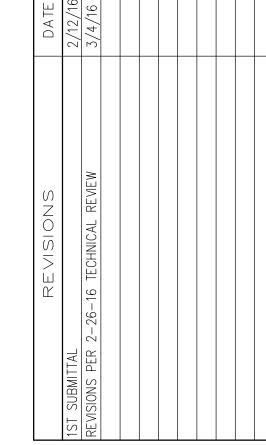
- SYMBOL DESCRIPTION PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
- 3" 4" OF MULCH PREPARED BACKFILL. TAMP AND SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.

SHRUB PLANTING DETAIL n.t.s.





SHADOWBROOKE LARGE SCALE DE